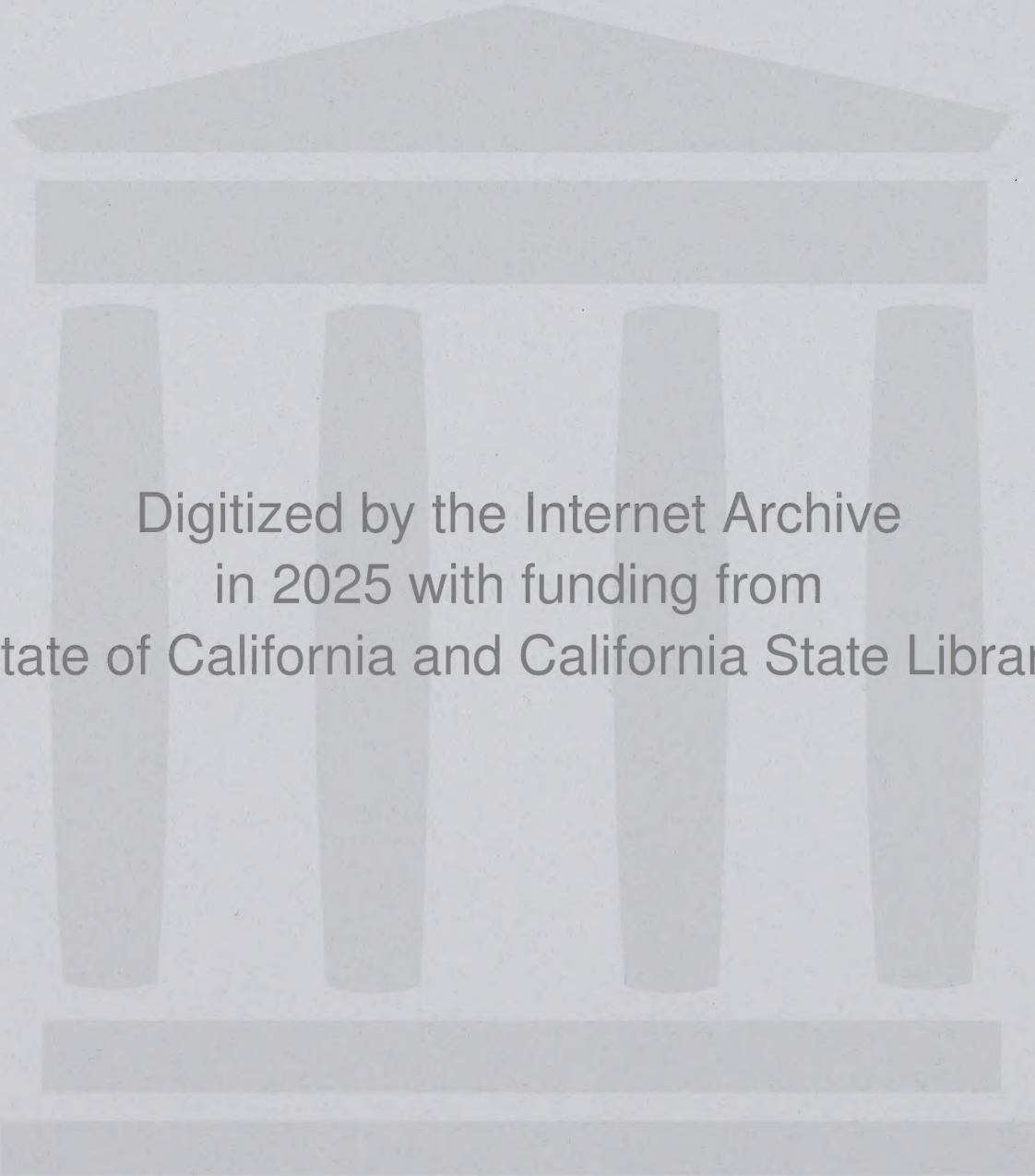


ARROYO DEL VALLE DRAFT LAND USE PLAN



East Bay Regional Park District
Planning/Stewardship Department
2950 Peralta Oaks Court
Oakland, CA 94605



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ARROYO DEL VALLE DRAFT LAND USE PLAN

February 28, 1998

Prepared by:

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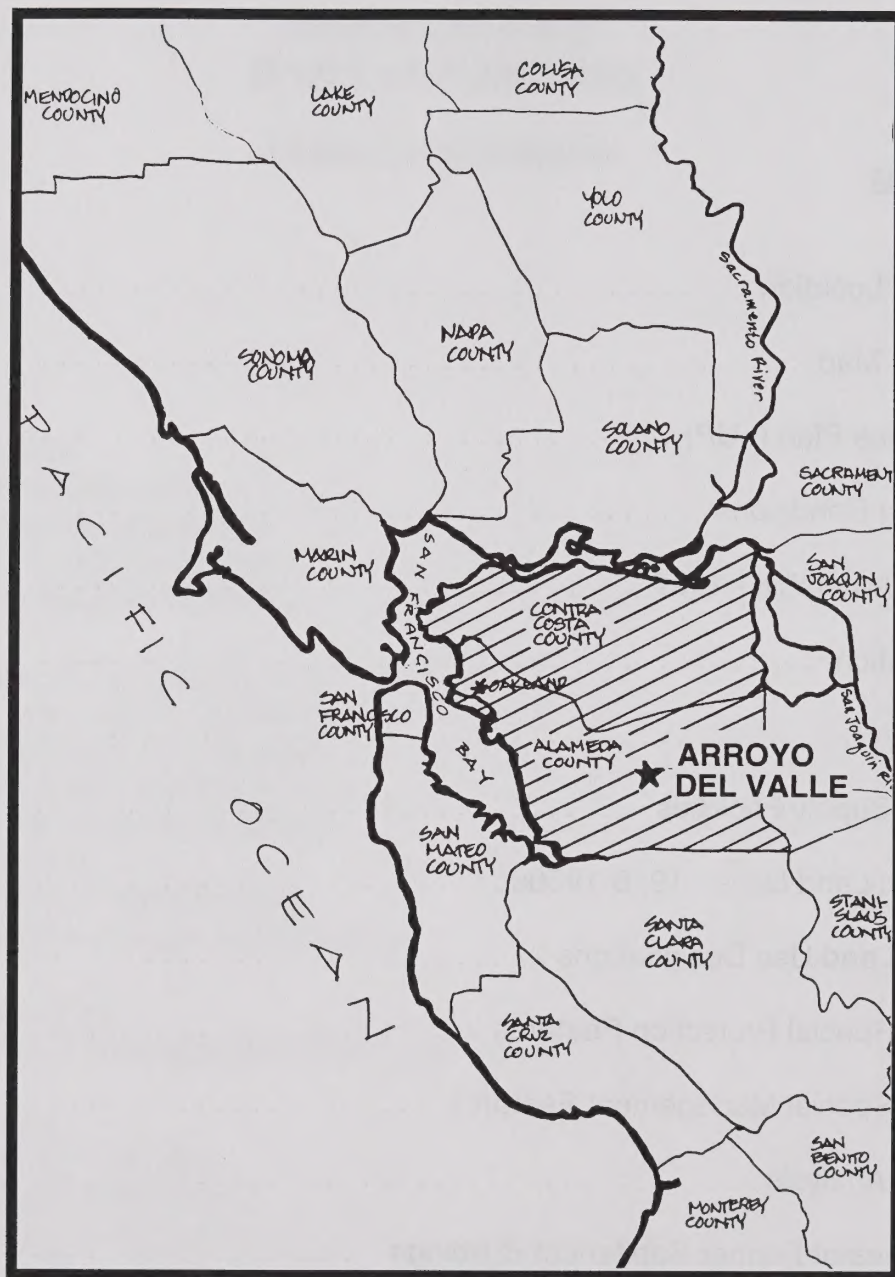
Arroyo Del Valle Draft Land Use Plan

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PROJECT LOCATION



FIGURE 1

VISION

The Arroyo Del Valle parkland will provide a premier, residential camping facility to serve as a residential environmental education center for school districts during the school year and as a youth camp that can serve children with terminal illnesses during the summer. Its location in central Alameda County adjacent to Lake Del Valle and along the banks of the creek named Arroyo Valle provides a sheltered environment, rich in history and natural resources. The site offers many opportunities for outdoor living and educational experiences to complement the residential camp environment.

The site will also provide a public staging area for access to the Shadow Cliffs to Del Valle Regional Trail, separate from the residential camp facility. When not reserved for the primary uses, the site may accommodate teacher training, retreats, sponsor events and other public camping activities.

This residential environmental education and camping facility will be the first public facility of its kind in Alameda County (see Figures 1 & 2) and will provide environmental education opportunities for schoolchildren of Alameda County and the surrounding region who currently have to be transported out of the region for a similar experience. As well, the site provides an opportunity to build a state of the art facility developed specifically to serve the unique requirements of both educators and children with special needs. A core objective of this facility is to demonstrate sustainable practices such as: recycling of building materials; conservation and recycling of water, waste and energy; preservation of existing trees and natural features; and demonstration of alternative techniques for food production, pest control and landscape maintenance.

The residential environmental education and camp facility will be developed and operated on an economically self-sufficient basis. Long-term sustainability and cost-effectiveness of this facility will be supported by partnerships with both public and private organizations.

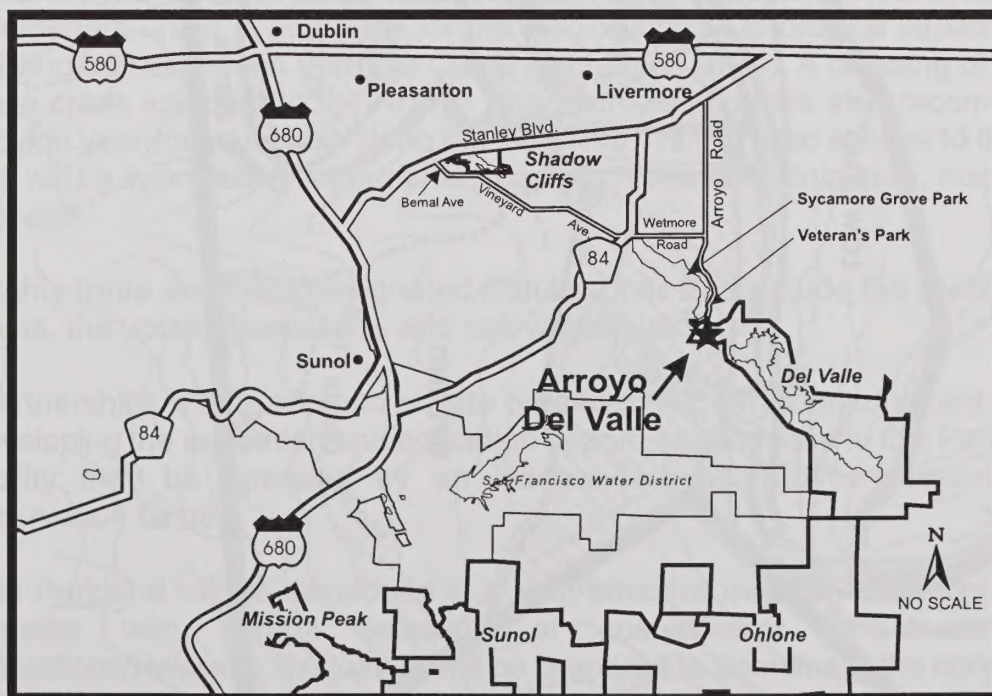


FIGURE 2 - VICINITY MAP

Arroyo Del Valle Land Use Plan - 1/29/98
East Bay Regional Park District - Planning/Stewardship Department

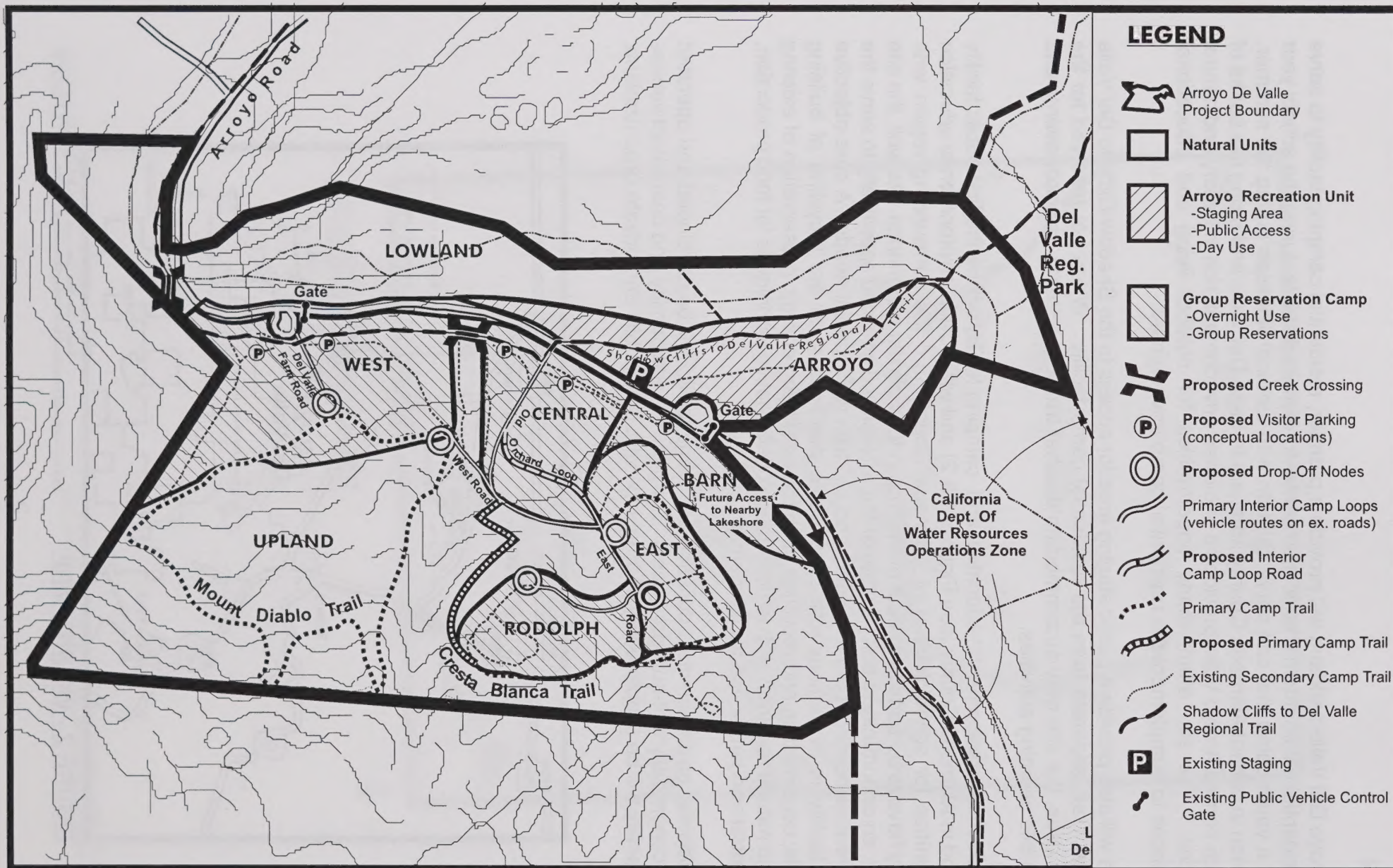
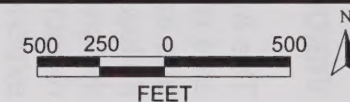


Figure 3 - LAND USE PLAN

Arroyo Del Valle Land Use Plan - 1/29/98
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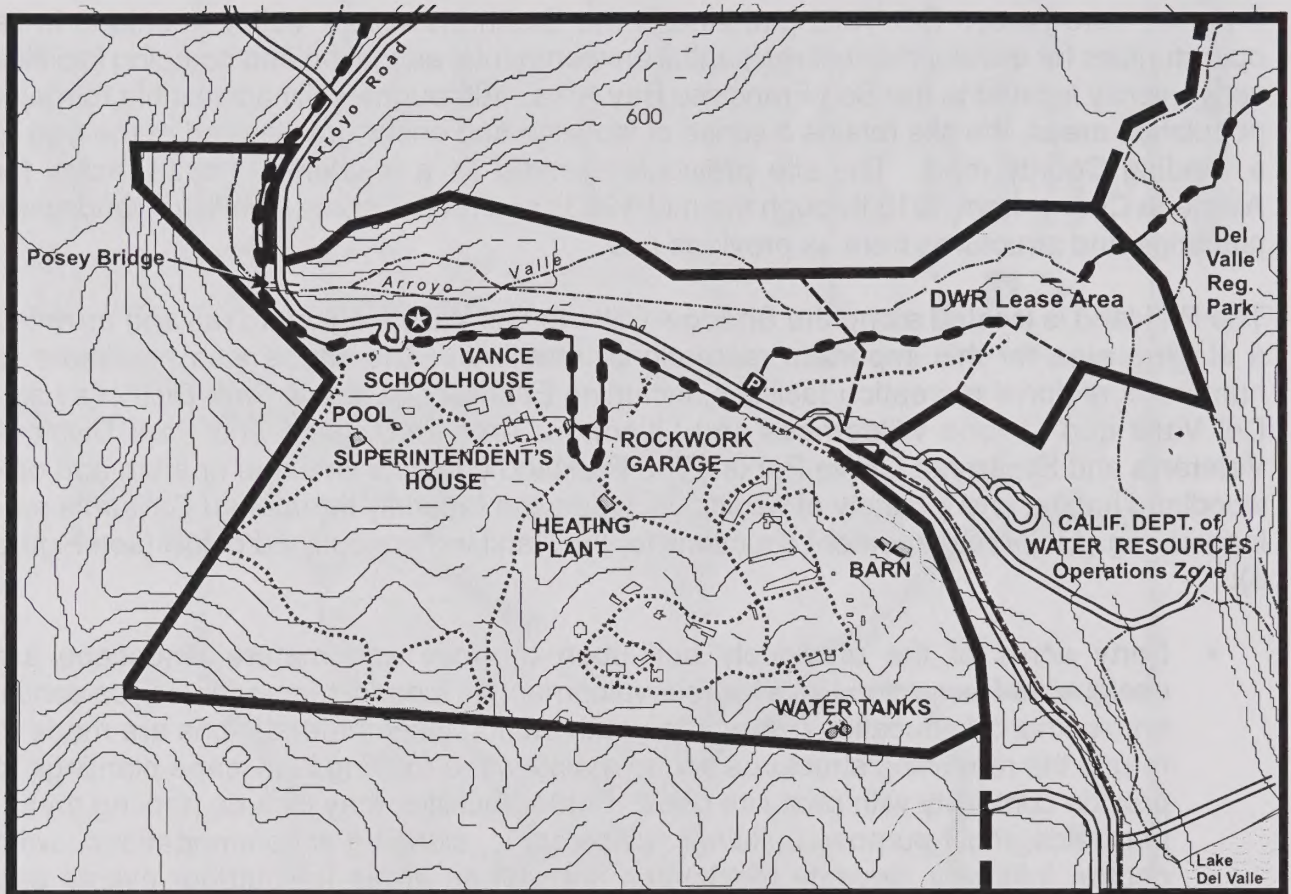


SUMMARY

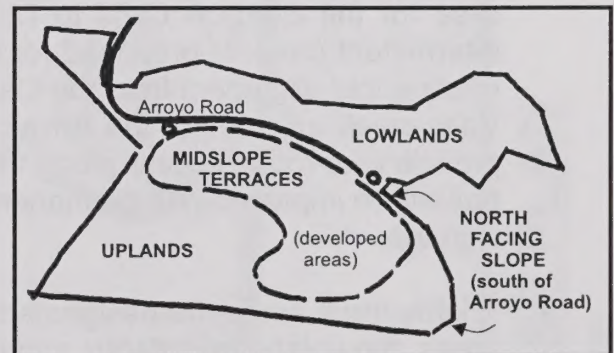
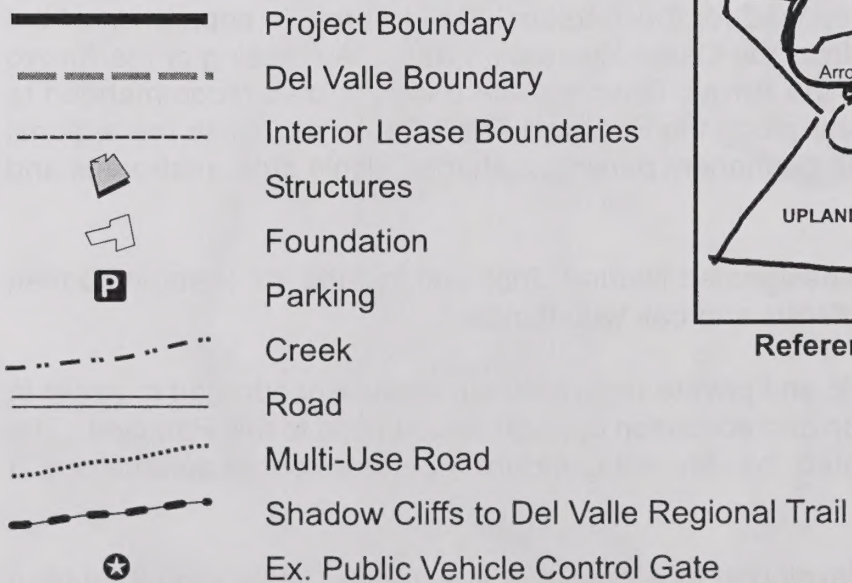
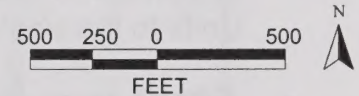
The 138 acre Arroyo Del Valle parkland in the South Livermore Valley is unique in its opportunities for development of residential environmental education and camping facilities conveniently located to the San Francisco Bay Area. Although easily accessible to major population areas, the site retains a sense of isolation and enclosure situated at the end of a winding County road. The site previously served as a residential health facility for Alameda County from 1918 through the mid-1950s and retains some significant landscape plantings and structures from its previous use.

The Parkland is located along the Shadow Cliffs to Del Valle Regional Trail and provides a staging area for this important recreational resource. The site is also proximate to numerous regional recreation facilities, including East Bay Regional Park District's Lake Del Valle and Ohlone Wilderness and Livermore Area Recreation and Park District's Veteran's and Sycamore Grove Parks. The Parkland contains valuable riparian and oak woodland habitat and a variety of wildlife, including the federally threatened California red-legged frog. Major management directions for the Parkland are outlined below (see Figure 3):

- Forty acres of the previously built-upon terraces and mature landscape are designated Recreation Units for redevelopment as a pedestrian-oriented residential environmental education center and youth camp. Recommendations are made to re-use the remaining structures and to maintain the existing landscape plantings to provide continuity with past site uses. Future facilities may include parking areas, playfields, multi-purpose buildings, classrooms, sleeping accommodations, swim center, infirmary, security residences, as well as areas for outdoor events and campfires. A future trail link is also recommended to connect the camp Recreation Units to the western corner of Lake Del Valle.
- Fifteen acres are designated as a separate Recreation Unit containing a staging area for the Shadow Cliffs to Del Valle Regional Trail. A new crossing of an intermittent creek is proposed for the Regional Trail to provide separation of the existing trail alignment from the Camp Recreation Units. A crossing of the Arroyo Valle creek adjacent to the Arroyo Road vehicle bridge is also recommended to provide year-round access along the Regional Trail. Public access to the regional trail will be improved with permanent parking, a shaded picnic area, restrooms and signage.
- Eighty-three acres are designated Natural Units and include the lowland riparian areas, the upland grasslands and oak woodlands.
- Partnerships with public and private organizations will be encouraged to assist in developing the recreation and education opportunities unique to this Parkland. The facility may be operated by an independent operator/concessionaire on a reservation basis.
- The Parkland will be developed in a cost-effective manner, balancing long-term benefits with careful selection of cost-efficient infrastructure. An Operations/Revenue Evaluation will be prepared to coordinate the construction of facilities and the development of programs at Arroyo Del Valle.



EXISTING CONDITIONS



Reference Terms for Project Area

FIGURE 4

Arroyo Del Valle Land Use Plan - 1/29/98
East Bay Regional Park District - Planning/Stewardship Department

I. BACKGROUND

A. Site Description

Arroyo Del Valle parkland contains 138 acres of north facing slopes that face Mt. Diablo in the distance and overlook the vineyards of the Livermore Valley. The sloping and terraced site is framed to the north by the year round creek known as Arroyo Valle and to the south by steep rangelands. The Parkland has been closed since acquisition by the East Bay Regional Park District (EBRPD) in 1995.

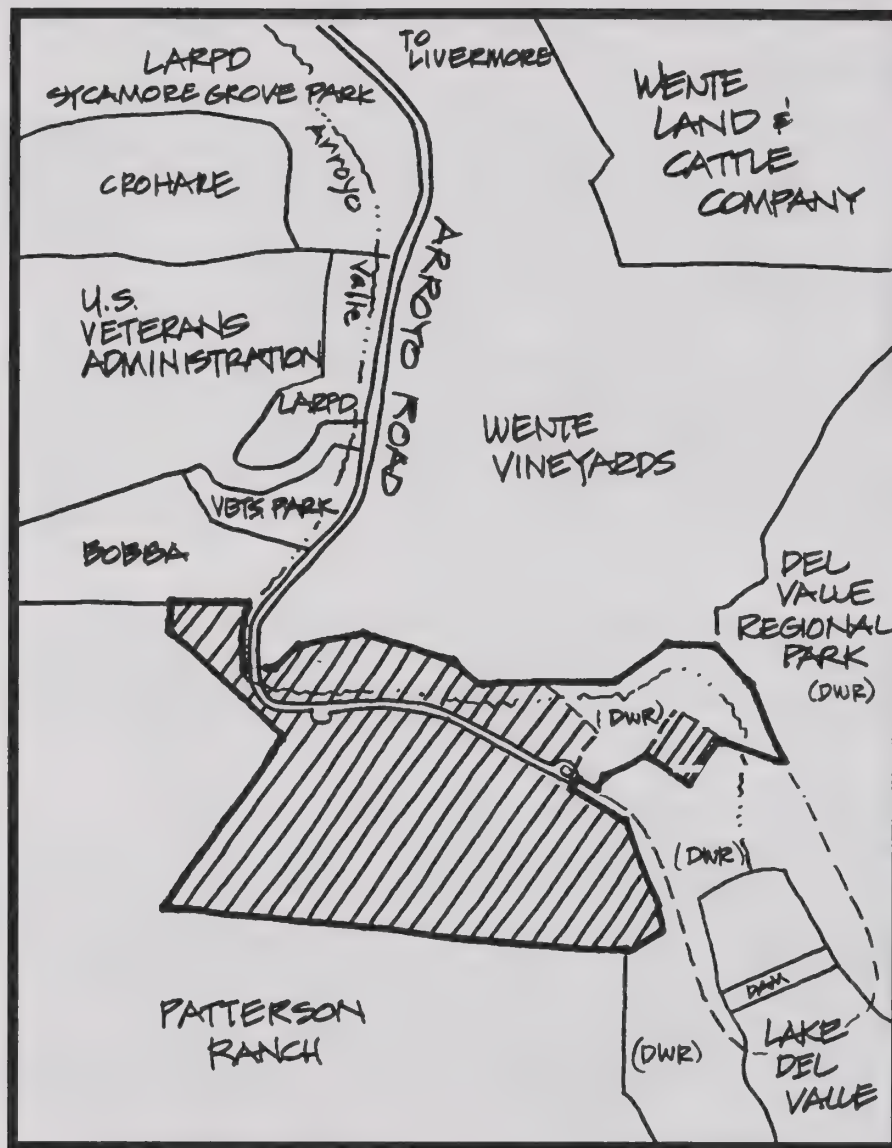
At its lowest elevation, the Parkland contains 43 acres of valuable riparian habitat and in its upland portions another 40 acres of steeper grasslands and oak woodlands. The central and midslope areas of the Parkland contain 40 acres of previously built-upon terraces and orchard land. Arroyo Del Valle is sited in the transition zone between the grasslands of the inland valleys and the oak woodlands associated with the Diablo Range.

While the grasslands of the Livermore-Amador Valley have become vineyards, orchards and urban areas over the last century, the transition character of an oak savanna has been retained on the midslope terraces at Arroyo Del Valle, despite having been the setting for a hospital facility for over 70 years.

The low-lying linear woodland along the creek is a remnant of a sycamore alluvial woodland once common on major drainages in the Central Valley but is rare in the Alameda Creek watershed. This plant community is found for a two mile stretch of Arroyo Valle between Sycamore Grove Park and the Arroyo Del Valle parkland and is designated a “significant natural community” by the California Department of Fish and Game. The creek maintains its natural channel from Arroyo Del Valle to Shadow Cliffs Regional Recreation Area and provides creek bank habitat along its length. This habitat supports populations of the federally threatened California red-legged frog within the Parkland.

The majority of the Arroyo Del Valle parkland was acquired by the District in 1995 from Alameda County. A portion of a low-lying terrace near the Del Valle Dam is included in this Parkland under a lease management agreement with the State Department of Water Resources (DWR). The site was formerly used as a county tuberculosis sanitarium from 1918 into the 1950s. A few buildings have been retained on site from that former use. The Arroyo Del Valle parkland is a part of Del Valle Regional Park but will be operated separately from the existing Regional Park. The two parklands are connected by the Shadow Cliffs to Del Valle Regional Trail (see Figure 4).

The primary access (and only public roadway) to the Parkland is by Arroyo Road, which provides a convenient link to Route 84 three miles to the northwest and to I-680 seven miles to the north. Proposed transportation improvements in the vicinity include upgrading of Route 84 as it connects to both I-680 and I-580.



LAND OWNERSHIP 1997

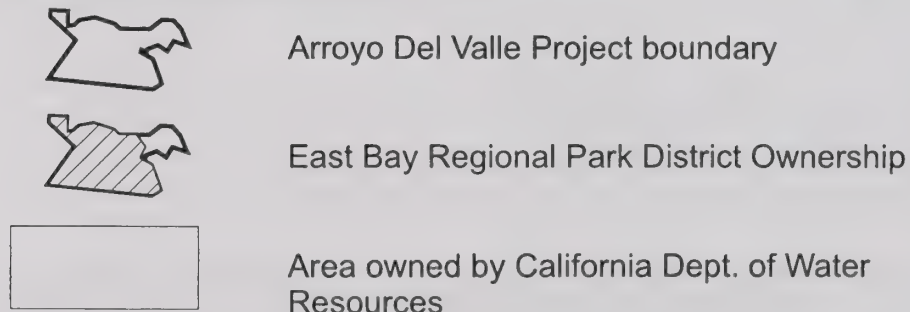


FIGURE 5

Neighboring Land Uses

The Arroyo Del Valle parkland is located adjacent to the City of Livermore, under the jurisdiction of Alameda County and zoned as agricultural land. The County requires construction projects within the agricultural zone to apply for a Conditional Use Permit. The Parkland is located inside the south boundary of the Vineyard section of the South Livermore Area Plan. Updated as part of the East County Area Plan in 1994, this plan takes a pro-active approach to protect, enhance, and increase viticulture and other cultivated agriculture in the South Livermore Valley. The 1994 East County Area Plan designates the site within its "Major Parks" general plan designation, along with the adjacent Del Valle Regional Park.

The Livermore area has supported vineyards since the 1870's and is now being recognized for its winery tours and historic wineries such as Concannon Vineyards and Wente Vineyards in east Livermore, Ravens-wood [now owned by Livermore Area Recreation and Park District (LARPD)] and Cresta Blanca Estate Winery (now part of Wente Vineyards Sparkling Cellars) on Arroyo Road. A century ago the Arroyo Del Valle parkland was part of the Cresta Blanca holdings, a highly acclaimed winery that received the gold medal at the 1889 Paris World Exposition. The historic cellars from this early winery are located immediately outside the Parkland entrance on the east side of Arroyo Road and are part of the existing Wente Vineyards Sparkling Cellars and Restaurant facility. Over a dozen Livermore wineries are open for tasting and other events throughout the year, actively promoting the Livermore area as a day trip destination.

Immediately adjacent land uses include an agricultural landscape under transition from vineyards to a golf course. In 1997 Wente constructed a golf course on some of its Arroyo Road property. The Wente Vineyards Sparkling Cellars and Restaurant has been operating for the past twelve years and can accommodate groups up to 200 people inside and 1000 outdoors for special events. Also, for the past nine years, Wente Vineyards hosts an outdoor concert series consisting of 10 to 12 events with amplified music for up to 1500 people.

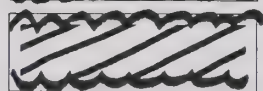
Other adjacent uses include the U. S. Veteran's Hospital to the northwest and the Del Valle Dam and related operating zone to the east. The Dam and Operating Zone are owned and managed by the State Department of Water Resources. To the north the Parkland is linked by Arroyo Road and a Regional Trail to Veteran's Park and Sycamore Grove, both operated by the LARPD. On the south boundary the Parkland is adjacent to the Patterson Ranch which has been continuously grazed for close to two centuries. A private parcel is located adjacent to the west boundary and contains a private residence (see Figure 5).



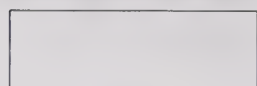
VEGETATION



Riparian and Wetland



Oak Woodlands



Grassland



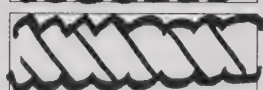
Coyote Brush



Black Sage



Agricultural Land Use



Native Oaks & Landscape Planting

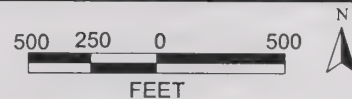


FIGURE 6

Arroyo Del Valle Land Use Plan - 1/28/98
East Bay Regional Park District - Planning/Stewardship Department

B. Natural Resources

Plant Communities

The Arroyo Del Valle parkland consists of five distinct vegetation categories; riparian woodland, oak woodlands, grassland, shrubland and cultivated land (see Figure 6). The following descriptions are a result of surveys conducted by District biologists between the fall of 1995 and the summer of 1997. The Parkland, with the exception of the Arroyo Valle riparian area, is grazed to meet vegetation management objectives.

Riparian and Wetland

The riparian woodland associated with Arroyo Valle on the north boundary of the Parkland supports a diverse sycamore/cottonwood riparian plant community. It is also described as a sycamore alluvial woodland and is a plant community of interest to the California Department of Fish and Game. Western sycamore and Fremont cottonwood are the dominant riparian species of this community. Associated trees include bigleaf maple, white alder, coast live oak and several willow species. The streambanks and flood plain support an assorted mix of native shrubs, and native and non-native annual and perennial grasses and herbs. Various aquatic, emergent and shoreline plants occur in and along the creek.

Oak Woodlands

The majority of the Parkland located south of Arroyo Road consists of mixed and blue oak savanna and woodland. Coast live oak woodland occurs in the major drainages. Native trees include coast live oak, valley oak, blue oak and California buckeye. The understory of herbaceous vegetation is similar to that found in the open grasslands.

Grassland

The California annual grassland community represented on the Parkland occurs as openings in the woodlands. The grasslands consist of native and non-native annual and perennial grasses and herbs. The dominant plants are non-native naturalized grasses, such as wild oats, soft chess, annual ryegrass and/or ripgut brome. Other non-native grasses, like wild barley, red brome, silver hairgrass and little quaking grass occur in lesser amounts. Native perennial grasses are sparsely distributed and include purple needlegrass, creeping wildrye and one-sided bluegrass. Native and non-native herbs are interspersed among the grasses.

Shrubland

Two types of shrubland are found in localized areas throughout the Parkland. Coyote brush scrub appears to be encroaching into openings in the woodland and grassland at scattered locations. Black sage scrub occurs in several spots, and appears to be restricted to locations with steep slopes and shallow soils. Black sage is the dominant plant in this community, and is associated with California sagebrush and poison oak. The herbaceous plant understory is generally sparse or absent in this vegetation type.

Agricultural Land Use

Approximately 50 acres of the Parkland were in use for mixed farming and walnut orchards when the County acquired the site early this century. The orchard land use occurred mostly on what were the grassland portions of the site. The hospital program between 1920 and 1945 included the use of many of the existing farm facilities for what became well known as Del Valle Farm. Foodstuffs were grown onsite as part of the health therapy.

Around 1920 dryland farming of walnut orchards was being promoted in this part of California using new varieties and native rootstock. This coincided with the effect of Prohibition on the local wine industry, but it is not known if the Parkland site previously supported vineyards. Much of the walnut orchard has reverted to growth from the rootstock and has varying degrees of dieback.

Landscape Planting

The midslope oak savanna-like landscape was the setting for the majority of the hospital buildings built between 1920 and 1938. These buildings were associated with foundation plantings and specimen trees typical of the period. While irrigation was provided during the active life of the hospital facility, a large number of horticultural varieties have survived over three decades of no irrigation. Among these are Atlas cedar, California pepper tree, olive, Italian cypress, oleander, juniper, hypericum, pyracantha, lilac, redwood, pine and cotoneaster.

Wildlife Habitat

The Arroyo Del Valle site provides a diversity of creek bank, wooded and open habitats, rich in browsing and retreat opportunities. Breeding and/or foraging habitat for over 50 species including herons, raptors, songbirds, small mammals, muledeer, bobcat and coyote exists within the Parkland. Introduced wildlife includes wild turkeys and feral pigs. No ground squirrel activity has been observed in the Parkland.

Wetland and Aquatic Species

Arroyo Valle provides foraging and breeding habitat for salamanders, frogs and toads, including the protected California red-legged frog. Native fish such as Sacramento squawfish and hitch and riffle sculpin along with several introduced fish species have been observed in this section of the creek. Prior to dam construction steelhead trout was found in this drainage. Rainbow trout are not present. A high water table, as a result of nearby Lake Del Valle and seepage from the dam, keep the low-flow creek channel full of water during much of the dry season.

Protected Species

California red-legged frog is listed as a threatened species at the Federal level. This status provides for protection of its creek bank breeding habitat. Cooper's Hawk, a state species of special concern, nests in the upland portion of the Parkland in an undisturbed area.

Geology

The Franciscan Formation dominates the Diablo Range as its "basement" rock and is visible as the uplands of the Ohlone Wilderness and Mount Hamilton. The geographical center of the county is characterized by silt deposits that overlay the central basin of the massive Livermore gravels. The Parkland is located in a boundary zone between these ancient uplands and the more recent lowlands (see Figure 7).

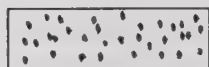
The Arroyo Del Valle parkland is part of the Panoche Formation, a bedrock of marine origin that is described as an "unconformity" on geologic maps. It includes ancient sandstone beds and shales that have been uplifted and dip moderately steeply to the northeast. These were formed in the Upper Cretaceous period when this part of Alameda County was covered by a warm, shallow sea. Further south in the Diablo Range, similar sedimentary rock formations contain rare fossil reptiles consistent with the ancient shoreline history of the Diablo Range.

The sandstone bedrock of the Parkland forms massive terraces, portions of which are covered with landslide debris and the steep upland soil association known as Los Gatos-Los Osos. The toe of each of these sloping terraces is covered with old alluvium, deposited during the Cenozoic. These old alluvial terraces lie above the 100 year flood level. The lowland soil found on these terraces is known as Zamora, a Class I agricultural soil with a relatively high clay content.

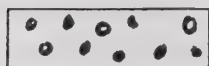
The Cierbo Formation that forms the high Cierbo ridge at the entrance to the Parkland is similar to the Panoche Formation in being marine sandstone, but differs in being somewhat younger and that it dips moderately steeply to the northwest. This light gray sandstone is mapped as containing fossiliferous beds. This formation is evident in the Parkland as rockfall zones on its west and north boundaries.



GEOLOGY



Alluvial Terrace



Riverwash



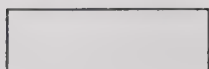
Quaternary Landslide



Panoche Formation - Sandstone



Rockland



Cierbo Formation- Marine Sedimentary Rock

FIGURE 7

Arroyo Del Valle Land Use Plan -1/29/98
East Bay Regional Park District - Planning/Stewardship Department

Hydrology

Arroyo Valle is the major creek in the Parkland. It drains from Mt. Hamilton in Santa Clara County and forms the central portion of the Alameda Creek watershed. The creek name "Arroyo Valle" (Valley Creek) derives from the post-Mission era, when this area was part of Rancho Valle de San Jose. The creek is also shown as Arroyo Del Valle on local maps but the USGS name 'Arroyo Valle' is used in this Land Use Plan.

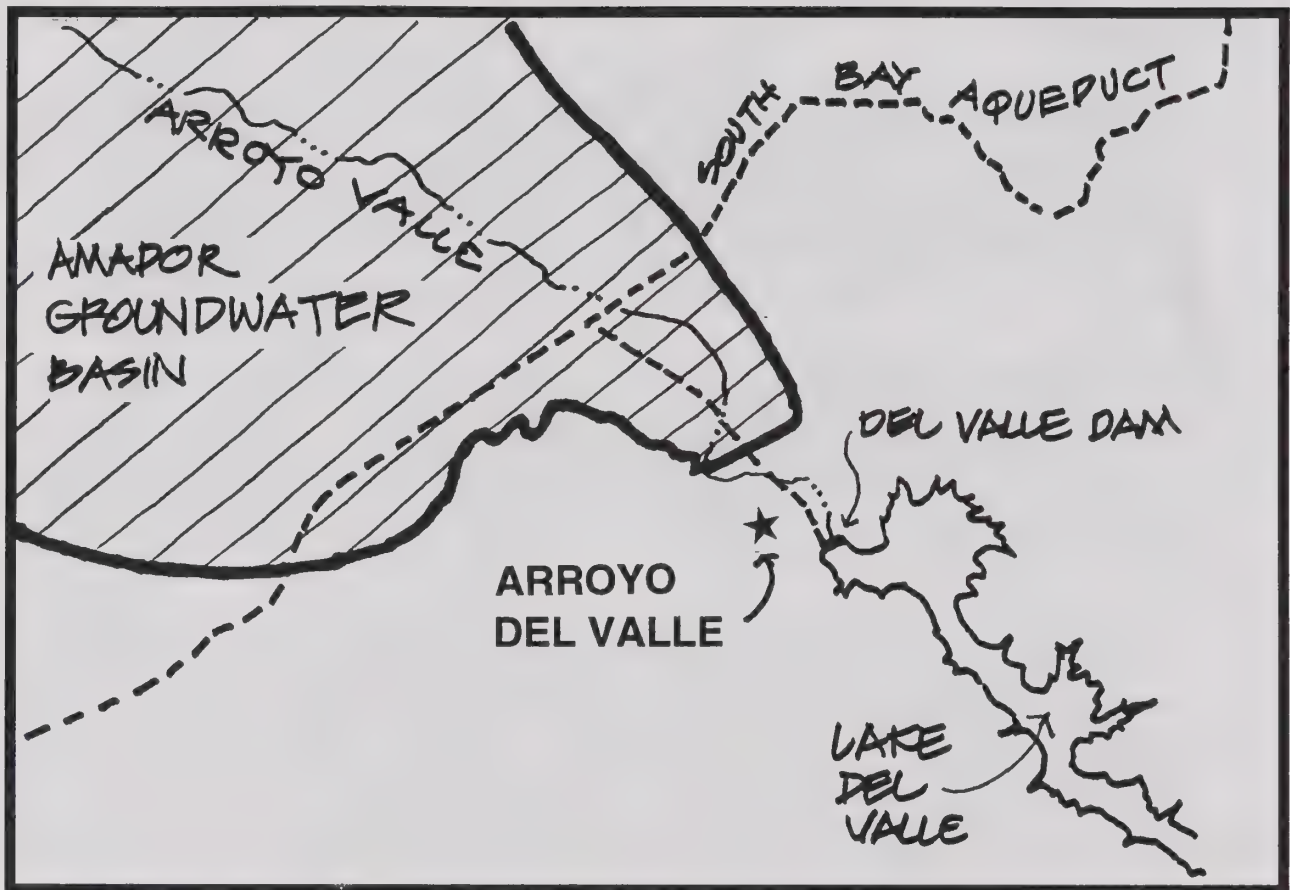
Arroyo Valle is a tributary to the Amador groundwater basin, managed as a groundwater basin by Zone 7 of the Alameda County Flood Control and Water Conservation District (ACFC&WCD). The groundwater resource is being actively managed to minimize nitrogen loading and other contamination from urban runoff, agriculture and wastewater sources. Arroyo Valle consistently meets or exceeds all required water quality standards.

The Arroyo Valle drains from east to west, angling sharply to the north at the northwest corner of the Parkland where it has cut through the Cierbo ridge. The ancient Arroyo Creek had sufficient downcutting action to compensate for the rate of bedrock uplift and maintain its historic winding course. Arroyo Valle was dammed to form Lake Del Valle just east of the Parkland, and returns to its original course to flow through the Livermore-Amador Valley (see Figure 8). Arroyo Valle receives year-round flows from Lake Del Valle, including high flows during spring run-off in wet years. At the site of the ancient Willow Marsh it combines with several other arroyos to drain through Niles Canyon as Alameda Creek and out to San Francisco Bay. Arroyo Valle today has minimal downcutting action and sediment deposition as a result of the damming of its watershed (1960-1969) immediately upstream of the Parkland. The formation of Lake Del Valle has provided for storage of surplus water during wet periods for later distribution as part of the State Water Project.

Surface and subsurface flows in the Parkland are concentrated in swales and form intermittent creeks that drain through existing culverts under Arroyo Road to Arroyo Creek. The largest of these bisects the Parkland and is named Rodolph Creek for the farmer operating there in 1918.

Climate

While peak summer temperatures over a hundred degrees Fahrenheit are not unusual in the Livermore area from May to October, the mean maximum temperature is in the high 80's for July to September and in the mid-60's and 70's for the spring and fall months. The night temperatures between March and November range from the low 40's to the low 50's.



**WATER SUPPLY FACILITIES in the
VICINITY OF ARROYO DEL VALLE**



Note:

Amador Groundwater Basin is managed by Zone 7 of the Alameda County Flood Control and Water Conservation District.

Del Valle dam and reservoir are managed by the California Department of Water Resources.

FIGURE 8

The Livermore area receives over half its winds from the southwest. At Arroyo Del Valle this provides for slow steady downslope winds much of the year. The elevated terracing of the Parkland lends itself to the benefits of midslope air thermal movements. This local air convection combined with the north aspect of the site allows some moderation of temperature extremes.

Arroyo Del Valle is in the Mount Hamilton rainshadow and receives an average of fifteen inches of rain a year. About ten days each month have rain in the winter months, and less than one day each month has rain in the summer. The Livermore area has a growing season of approximately 250 days and can expect several frost days between October and April. Clear days for this inland valley location range from 6 days a month in winter to 28 days a month during the summer. Overcast days in the winter are greater inland due to the tule fog that drifts in from the Central Valley. The Livermore-Amador Valley is also subject to local inversion conditions.

C. Cultural Resources

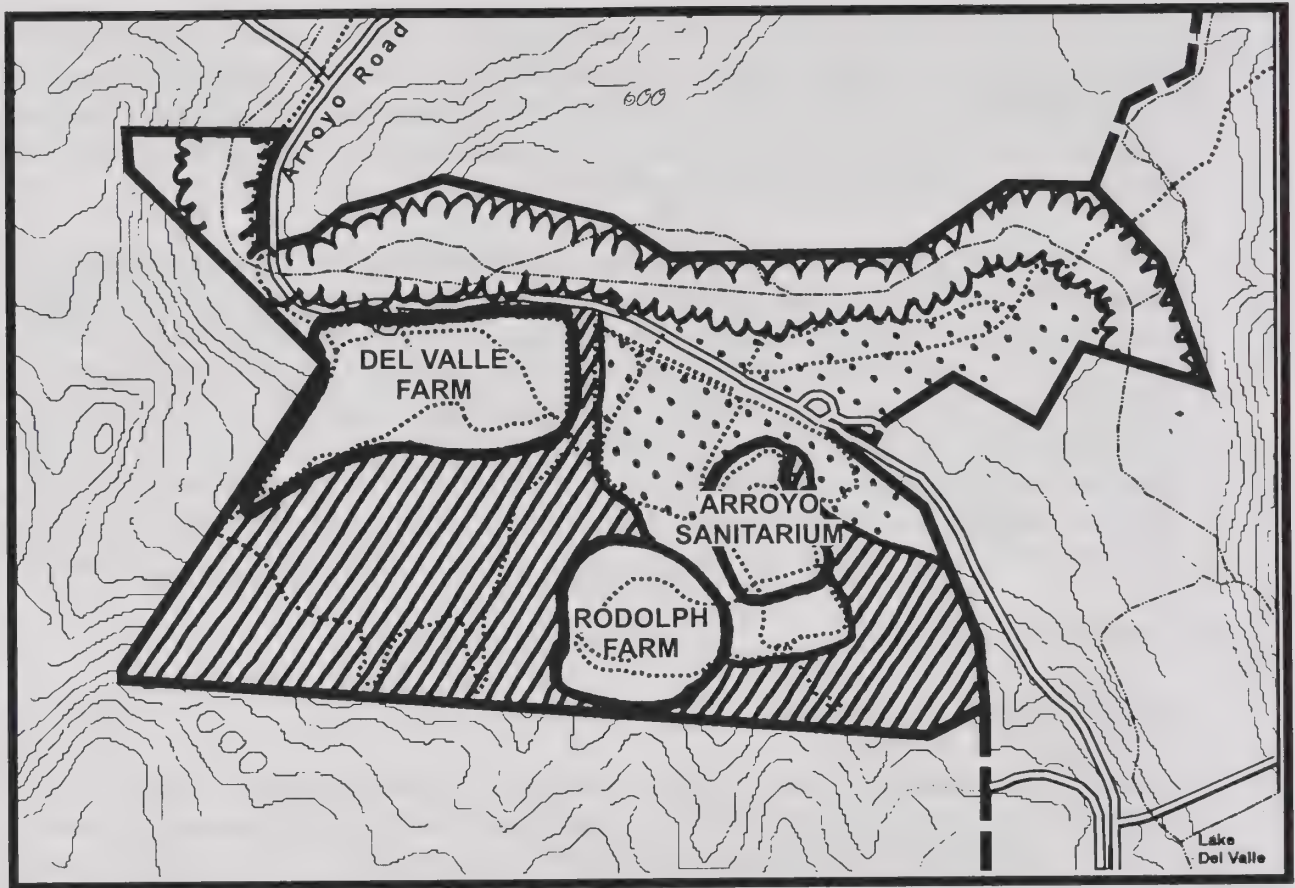
Archaeology

The Livermore-Amador Valley may have been inhabited as early as 2500 B.C. Movement patterns of early inhabitants were linked to the many waterways draining into Willow Marsh near present day Pleasanton. As one of the many creeks that fed the marsh, Arroyo Valle may have been a prehistoric corridor. However alluvial deposits and large scale flooding may be responsible for covering of any archaeological sites in the creek corridor. No archaeological resources were located at Arroyo Del Valle in a 1995 site survey. The Parkland portion of this creek corridor may also have been part of the route by which De Anza returned to San Jose in 1792.

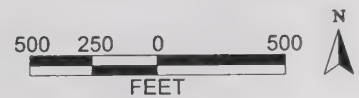
Historic Boundary Lands

Arroyo Del Valle is the eastern extent of both the Mission San Jose lands (1797-1839) and of Rancho Valle de San Jose (1839 - 1866). The American mapping surveys based on the Mount Diablo Meridian and the Jefferson grid formalized the Rancho boundaries by 1854. East of Arroyo Del Valle the lands were surveyed in a one mile grid, but within the Rancho subdividing of the land typically reflects the early metes and bounds of property descriptions that follow creeks and ridges.

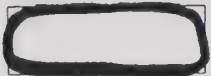
The Bernal portion of the Rancho was acquired by Joseph F. Black in 1866 to form the largest (8373 acres) and most successful farming operation in east Alameda County. He is credited with planting the first grapes in the Livermore Valley and the early success of the dry wine industry. By the early 1900's the Cresta Blanca portion of his original holdings was divided into smaller farms and planted with orchards.



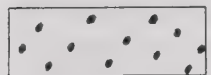
HISTORIC LAND USE 1918 - 1950's



Creek / Riparian



Sanitarium Sites



Orchard / Mixed Agriculture



Grazing

FIGURE 9

Arroyo Del Valle Land Use Plan - 1/27/98
East Bay Regional Park District - Planning/Stewardship Department

Del Valle Farm and the Arroyo Del Valle Sanitarium

Arroyo Del Valle encompasses northeast facing slopes that were owned by Alameda County between 1918-1994 for institutional purposes. Between 1918 and 1954 the site was variously known as the Del Valle Farm, Arroyo Del Valle, Arroyo Del Valle Sanitarium and other related names.

At the turn of the 20th century Alameda County had the most rapid rate of urban growth and immigration in California, paralleling its transformation from an agricultural economy to an urban economy. As a result, the county found itself pioneering a new approach to hospital management in the first decades of the 20th century. Visitors came from around the world to observe this pioneer approach to hospital land planning in Alameda County.

A County Institutions Commission was appointed in 1917 and undertook the responsibility of leading a “progressive unified system covering the operation of its hospitals in full cooperation with various welfare agencies”. Highland Hospital was built for the acutely ill, Fairmont Hospital was rebuilt for the chronically ill, the Arroyo Sanitarium was built for those with curable tuberculosis and the Del Valle Farm was built for the preventative care of children susceptible to tuberculosis (see Figure 9). Fairmont Hospital and Del Valle Farm maintained their own vegetable gardens, fruit orchards and had their own supply of fresh milk and eggs.

In 1938 the administrations for the Arroyo Sanitarium and Del Valle Farm were consolidated to become Arroyo Del Valle Sanitarium. By the 1950s the development of adequate supplies of streptomycin had conquered the spread of tuberculosis and the remaining patients were transferred to Fairmont Hospital. Between 1974-1989 a portion of the site was leased to the Buenas Vidas Youth Ranch. Over time, between its closure as a sanitarium to its transfer to EBRPD in 1995, the site was not properly maintained and the structures fell into disrepair.

The sanitarium complex was determined to be potentially eligible as a Historic District for the National Register of Historic Places in 1994. The majority of the deteriorated sanitarium buildings were demolished in late 1994 by Alameda County. While the site layout remains intact, the loss of integrity for the few remaining resources means that the potential eligibility determination for a Historic District no longer applies to the site. Prior to demolition, a photographic inventory for the site was carried out in August 1994 consistent with the requirements of the Historic American Buildings Survey (HABS).

D. Recreation Resources

Open Space Lands and Recreation Opportunities

Within a ten mile radius of Arroyo Del Valle are located numerous public open space lands. Immediately southeast of the Parkland is the 4,000 acre Del Valle Regional Park (which includes Lake Del Valle) and further east is the Carnegie State Vehicle Recreation Area. To the northwest are located LARPD's Veteran's and Sycamore Grove Parks, and further west are located EBRPD's Shadow Cliffs Regional Recreation Area and Pleasanton Ridge Regional Park. South of the site are EBRPD's Sunol and Ohlone Wilderness Regional Preserves and watershed lands belonging to the San Francisco Water Department.

Shadow Cliffs and Del Valle both provide seasonal swimming that is disabled accessible. Del Valle and Sunol Regional Parks provide family camping opportunities. Several backpacking campsites are located along the Ohlone Wilderness Trail.

The Shadow Cliffs to Del Valle Regional Trail has an approximate overall distance of 15 miles, with existing staging access points at Shadow Cliffs, Sycamore Grove, Veteran's Park and at the south end of Del Valle Regional Park. Trail construction between Del Valle and Sycamore Grove is complete and will be extended to Shadow Cliffs in the future. Arroyo Del Valle is centrally located in this recreation corridor that serves a variety of users, including visitors on foot, bicyclists and equestrians.

II. LAND USE PLAN

A. Land Use Designations

Land use units in District parklands are specified by the 1996 District Master Plan. These include Natural Units that allow trails and other limited uses, and Recreation Units that may contain more intensive uses.

The floodplain and the wooded upland are zoned as the Lowland and Upland Natural Units. The creek terrace once used for dryland farming of walnuts and alfalfa is zoned as the Arroyo Recreation Unit and provides Regional Trail staging on the north side of Arroyo Road (see Figure 10).

The midslope terraces south of Arroyo Road that once housed the Arroyo Del Valle Sanitarium are zoned as the West, Central, East, Rodolph and Barn Recreation Units. In the LUP these are also referred to as the Camp Recreation Units. Buildings and facilities to support the residential environmental education center and youth camp will be constructed in the Camp Recreation Units. The Camp Recreation Units may be developed individually by separate program providers or combined.

Special Protection Features

Special Protection Features (SPF) are overlay zones which require specialized types of management in order to protect valued cultural and natural resources. This may include restricted use and access in these areas. Within the recreation units SPF's are designated for landmark trees, oak groves and the remaining structures from the previous historic use. SPF's are also designated for a riparian setback zone and raptor nesting areas in the natural units (see Figure 11). Policies and prescriptions for the protection of these features are found in the following sections of the Land Use Plan:

landmark trees and oak groves	Landscape Management	p. 25
existing structures	Re-Use of Existing Structures	p. 30
riparian setback	Riparian Habitat Management	p. 24
raptor nesting	Riparian Habitat Management	p 24

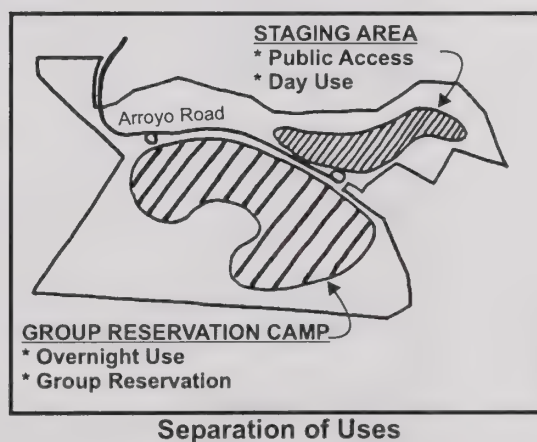
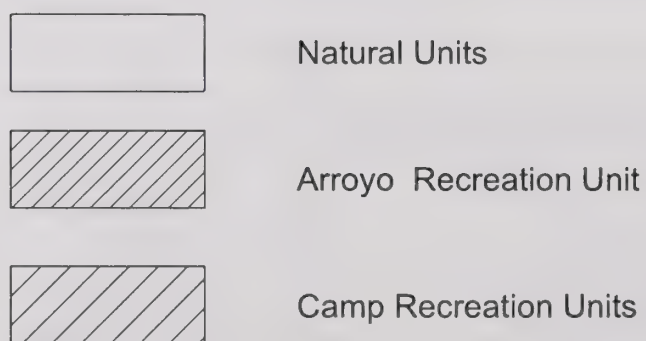
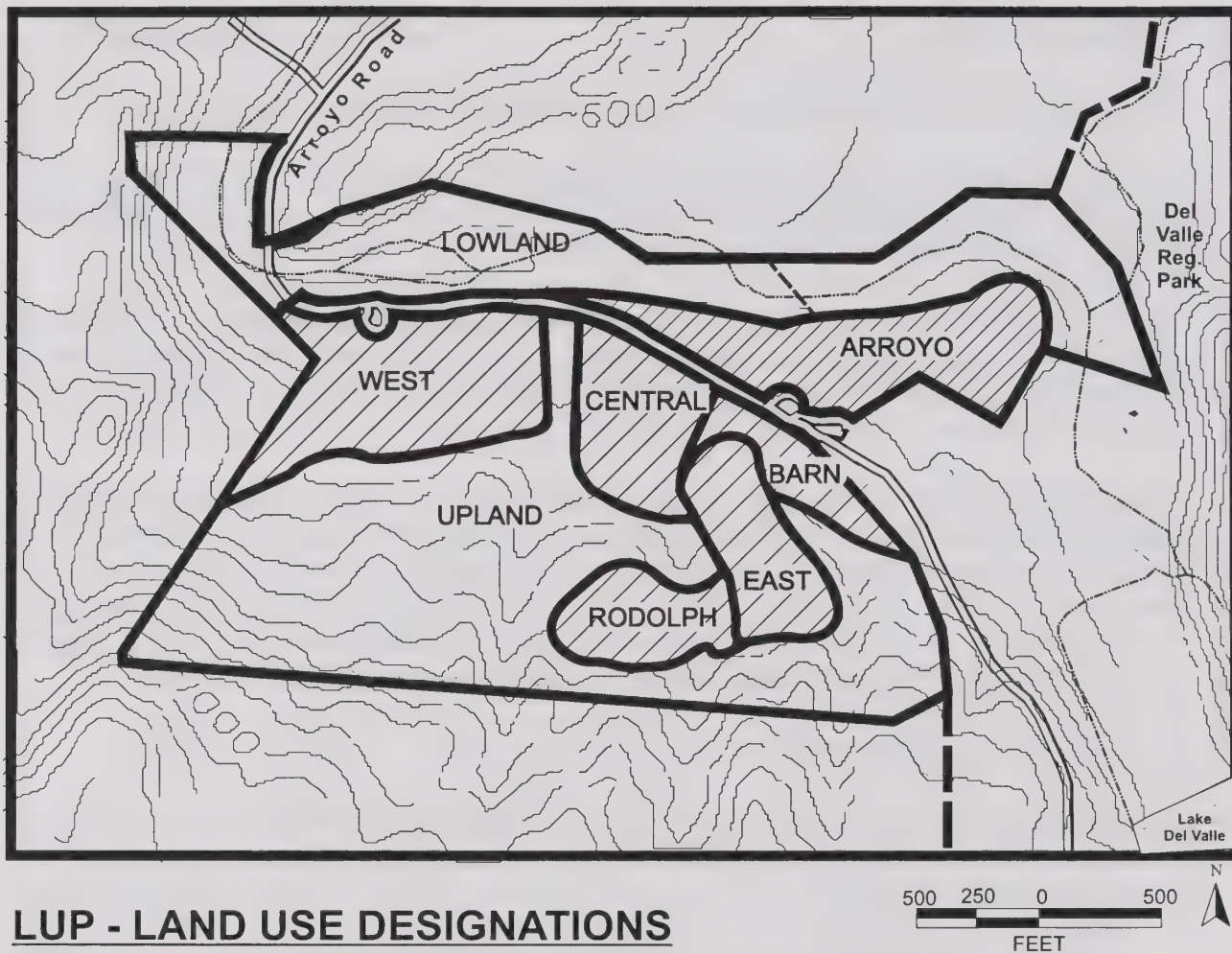
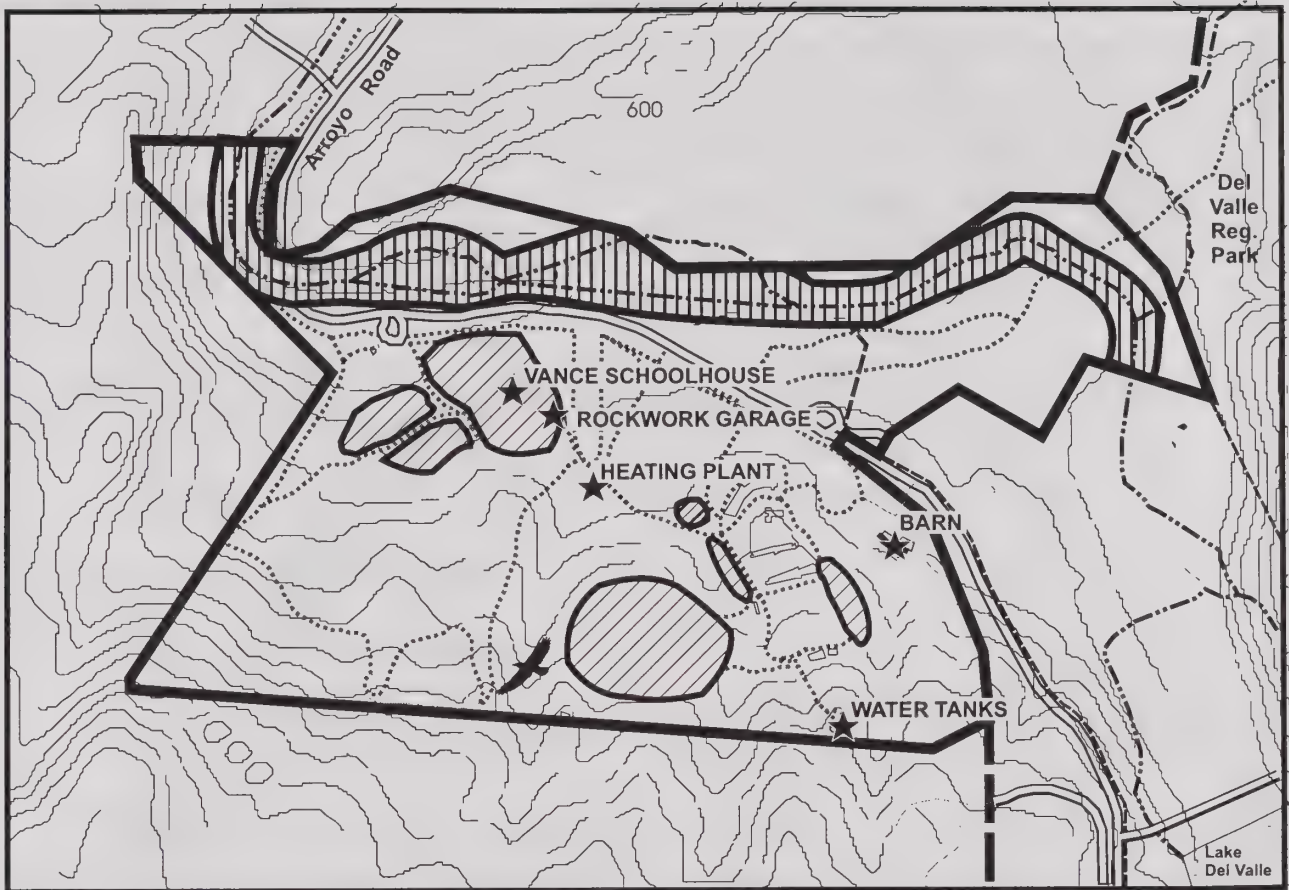
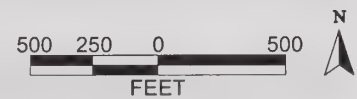


FIGURE 10

Arroyo Del Valle Land Use Plan - 1/27/98
East Bay Regional Park District - Planning/Stewardship Department



LUP - SPECIAL PROTECTION FEATURES



-  Riparian Setback Zone
-  Raptor Site
-  Landmark Tree & Oak Grove Protection Zones
-  Existing Structure

FIGURE 11



SPECIAL MANAGEMENT FEATURES

- | | |
|---|---------------------------|
|  | Foundations |
|  | Underground Heating Pipes |
|  | Old Sewage Ponds |
|  | Capped Refuse Site |
|  | Gully Erosion |

FIGURE 12

Arroyo Del Valle Land Use Plan - 1/29/98
East Bay Regional Park District - Planning/Stewardship Department

Special Management Features

Special Management Features (SMF) are overlay zones that require operational strategies including those to minimize the risk to public health and safety. Designated SMF's in the recreation units include old foundations, pipes from an underground heating system, old sewage pond structures and a capped refuse site. A steeply eroded area in the Upland Natural Unit is also designated as a SMF (see Figure 12). Policies and prescriptions for the management of these features are found in the following sections of the Land Use Plan:

old foundations	Landscape Management	p. 25
underground pipes	Landscape Management	p. 25
capped refuse site	Landscape Management	p. 25

B. Resource Management

Riparian Habitat Management

Arroyo Valle is part of a network of deep arroyos that drains into Alameda Creek. It was seriously evaluated for dam construction around 1900, with construction taking place by the State of California between 1960 - 1965. Since that time downstream flooding and silt deposition have been greatly reduced from previous action. The type and amount of sediment deposition on the creek banks of Arroyo Valle in the Parkland has been altered due to reduced hydraulic forces in the Arroyo Valle creekbed.

While year-round flows have been restored in the Arroyo Valle, they do not duplicate the former water volumes. Arroyo Valle is unique in Alameda County in the extent of the sycamore alluvial wetland on its banks. Many of these sycamores exhibit dieback that may reflect the apparent change in the groundwater conditions for this habitat. California red-legged frog, a protected species, breeds on the creek banks of the Arroyo Valle in the Parkland.

The creek bank habitat on the north side of Arroyo Valle is immediately adjacent to a section of the Wente golf course, the property boundary largely following the riparian zone. Steep banks, habitat concerns and potential use conflicts suggest a conservative approach to access in this unique creek bank setting. Access to creek will be only for educational purposes associated with the youth camp/residential environmental education program and only under supervision of camp staff. Two Regional Trail crossings of Arroyo Valle in the Parkland provide for visual access under the riparian canopy. The Regional Trail also connects downstream to similar and more accessible riparian habitat in Veteran's and Sycamore Grove Parks.

Rodolph Creek bisects the Parkland with its ravine and intermittent drainage. Oak woodland habitat associated with the upper ravine supports raptor nesting sites.

Policies:

- Avoid building of structures within 100 feet of the Arroyo Valle creek bank with the exception of required crossings.
- Avoid facilities and activities that could degrade the creek bank environment.
- Monitor riparian habitat for red-legged frog species as needed in cooperation with other agencies.
- Avoid impacts to raptor nesting sites, particularly during nesting season.

Water Quality Management

Arroyo Del Valle is located upstream of the Livermore-Amador groundwater basin, a component of the local water supply system managed by Zone 7 of the Alameda County Flood Control and Water Conservation District. Surface run-off from the Parkland during construction and operation of facilities will be managed to protect this resource.

Policies:

- Cooperate with Alameda County, Zone 7, State Department of Water Resources and other agencies with jurisdiction in the Arroyo Valle drainage.
- Prepare an erosion control plan for the Parkland.
- Design efficient landscape irrigation that minimizes runoff and promotes surface filtration.
- Minimize the use of fertilizers, herbicides and pesticides, consistent with the District Integrated Pest Management Policy.
- Minimize areas of impervious surfaces that may concentrate urban runoff.

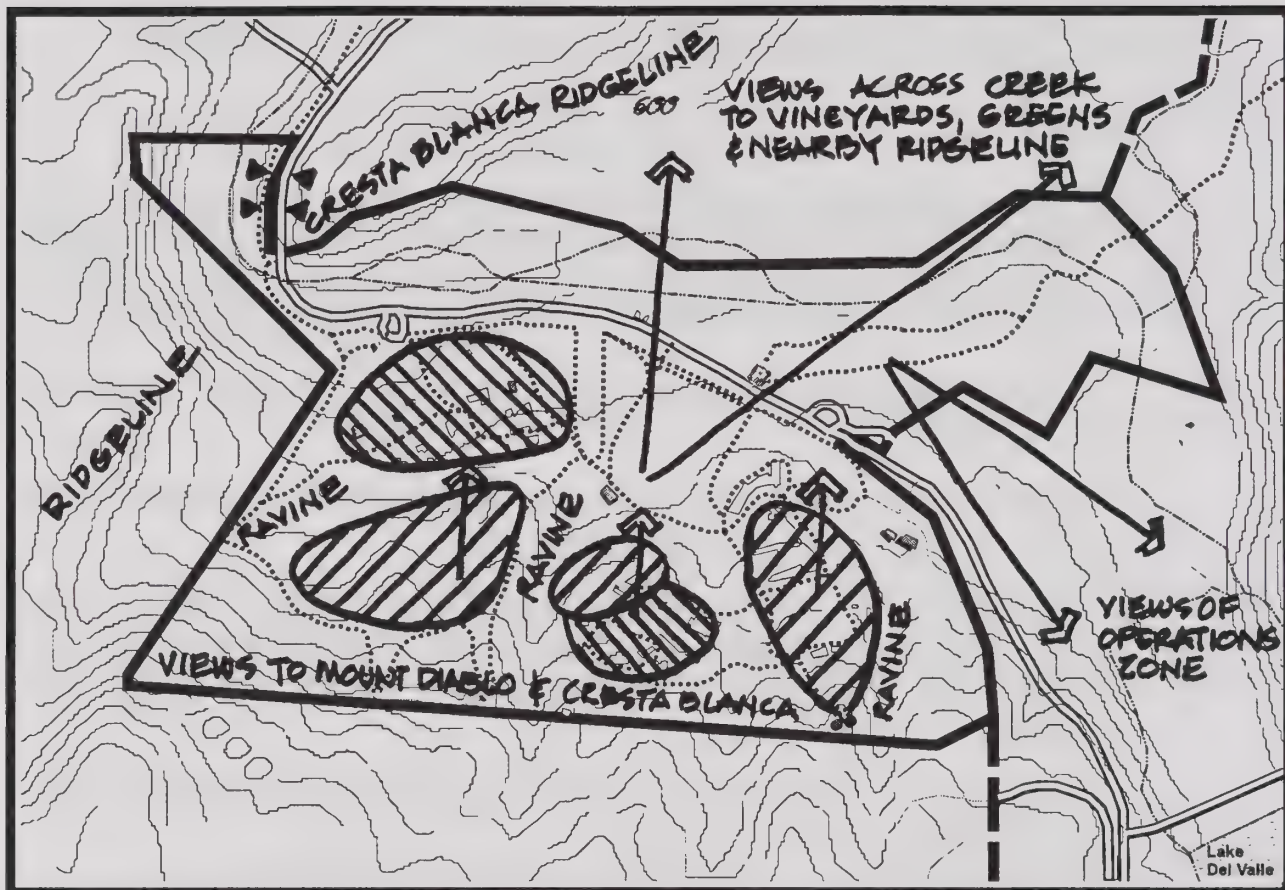
Landscape Management

The Arroyo Del Valle parkland has a century of use as orchard land, much of which was assimilated into the landscape design for the Del Valle Farm and Arroyo Del Valle Sanitarium. Orchard planting included apricots, pears and walnuts, as well as other fruit and nut varieties. The more formal Mediterranean landscape plantings that survive to the present include olive, Deodar cedar, Italian cypress, acacia, oleander, cotoneaster, rosemary, hypericum, vinca and juniper.

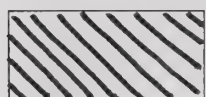
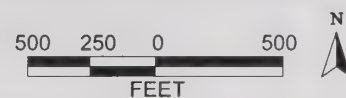
Any return of irrigation to this existing drought tolerant landscape needs to be managed to avoid root-rot diseases and burrowing by ground squirrels. The following policies apply to the Recreation Units only.

Policies:

- Maintain the present planting character, where feasible, including the orchard pattern of flowering fruit trees, specimen tree planting on axial sightlines, terraced plantings of flowering shrubs and groundcovers, shade trees along central path systems and the use of Mediterranean planting selections.
- Remove undesirable plant material, such as oleander, acacia and eucalyptus.
- Evaluate opportunities to establish vineyard plantings in accordance with the Alameda County South Livermore Area Plan.
- Encourage public/private partnerships for developing special garden areas, including education programs, raised garden beds for barrier-free access, and garden structures such as lath-houses, potting sheds and greenhouse facilities.
- Plant vegetative buffers around service yard facilities to screen from public activity areas.
- Evaluate public activity areas for tree hazards using standard District procedures.
- Establish and manage tree protection zones for native oak groves and other landmark trees in the Recreation Units. Avoid construction impacts within the dripzone. Avoid irrigation of oaks and other species vulnerable to oak root fungus.
- Develop an Integrated Pest Management Plan that takes a preventative approach to manage potential pest problems.
- Restrict access with signage to areas defined as safety hazards, including the old foundation areas and the capped refuse dump.
- Avoid all excavation (including planting) in vicinity of old heating pipes and capped refuse site.
- Continue to graze upland Natural Unit and Camp Recreation Units. Modify grazing program to accommodate recreational use of the site.



VISUAL ANALYSIS



Areas with Sense of Enclosure from Tree Canopy



Upland View Areas



Area with Strong Entry Character



Direction of Views

FIGURE 13

Arroyo Del Valle Land Use Plan - 1/29/98
East Bay Regional Park District - Planning/Stewardship Department

Visual Resource Management

The excellent long distance views to Mount Diablo and the Livermore Valley from the upper Parkland are enriched with more immediate views to the limestone ridge of Cresta Blanca and lush riparian vegetation of the Arroyo Del Valle. This rich viewshed is a resource that should be valued and reinforced (see Figure 13).

Within this expansive viewshed there are several built landmarks, including the centrally located 1938 Arroyo Del Valle Heating Plant on the Parkland itself, the Livermore Veteran's Hospital on a ridgeline location to the northwest and the Del Valle dam to the southeast. The south face of Cierbo ridge is a distinctive component of the Parkland site character.

Views from the lower Parkland have a strong sense of enclosure as a result of the terraced topography of the Parkland itself, its mature riparian and oak woodlands, the steeply rising edge of Cierbo ridge that separates the Parkland from the open agricultural character of south Livermore, and the steep downstream face of the Del Valle Dam.

The enclosed quality of the Parkland at the lower elevations is further reinforced by the winding entry road and the steep topography on both sides of the bridge entry area. This enclosed viewshed with its natural gateway and axial layout requires development strategies that reinforce this strong sense of place.

Policies:

- Reinforce sightlines to Mount Diablo, Cresta Blanca, Cierbo Ridge and the Heating Plant, planning facilities oriented to these views and avoiding on-site installations that block these views from major activity areas and circulation routes.
- Retain and reinforce the previous site design principles of a sequence of arrival, a hierarchy of spaces, the use of both short and long axial sightlines, the use of deliberate symmetry and the terraced handling of sloped terrain, where feasible and appropriate.

C. Recreation Development

Land Status

Arroyo Del Valle is adjacent to unincorporated land that may have the potential for alteration and development in future years. The Parkland is also adjacent to the Del Valle Regional Park. However, there is currently no direct visual or physical access to Lake Del Valle from the Camp Recreation Units.

Policies:

- Continue to evaluate future development proposals and acquisition opportunities with the goal of improving the quality of the residential camp experience, such as protecting views and improving access.
- Provide residential camp access to a limited portion of the northwestern corner of the Lake Del Valle shoreline with future trail links.

Existing Facilities

The recreation units include approximately 55 sloping acres of the central portion of the Arroyo Del Valle parkland, including orchard lands that date to the late 1800's and the remains of the Arroyo Del Valle Sanitarium constructed between 1918 and 1938. The majority of structures were removed by Alameda County by 1995, including the removal of asbestos materials and underground storage tanks. Remaining on the site are several small buildings, water tanks, utilities, roads, reinforced concrete sidewalks, steps, entry patios and building foundations.

Existing facilities adjacent to Arroyo Road include the main park entrance, gate and turnaround, a trail staging area for 30 automobiles and 4 equestrian trailers, and a portion of the Shadow Cliffs to Del Valle Regional Trail alignment. The Parkland has fenced boundaries and controlled public access (see Figure 3).

Planned Facilities

The Recreation Units at Arroyo Del Valle are divided into separate function areas by Arroyo Road. The Arroyo Recreation Unit north of the road is designated as a day-use public staging area for the existing Regional Trail. Recreation Units south of the road are designated for a residential environmental education center and youth camp (see Figure 10).

Day-use Public Staging Area - Future public facilities may include restrooms, picnicking, interpretive signage and meadow areas suitable for informal field games or occasional overflow parking.

Residential Environmental Education Center and Youth Camp - Many of the existing facilities that may serve the future residential environmental education center and youth camp require replacement or upgrading. New group facilities may include parking areas, playfields, multi-purpose buildings, classrooms, sleeping accommodations, swim center, infirmary, as well as places for outdoor events and campfires.

Security and Maintenance - Maintenance facilities for the Parkland will be centralized with a single service yard area. Caretakers and camp director's residences will also be provided to enhance site security.

Re-use of Existing Structures and Pathways

Several buildings from the Sanitarium were retained during the demolition process. Many of these structures may be suitable for re-use, providing historic continuity with past uses onsite. The extant pathway system that linked the historic buildings to each other and to the landscape was sensitively adapted to the sloping terraces and large trees in the West Recreation Unit. Concrete foundations from the previous buildings may require removal or burial to meet safety requirements. Some foundations may be suitable for reuse, for example: leaving an outline or patio remaining as visible links to the previous use of the site.

Retained woodframe structures include the Vance schoolhouse, the board and batten-style barn structures and the stucco superintendent's residence. The schoolhouse is unique in that the design provides for window-walls and transoms that may be completely opened to the outdoor porches for cross-ventilation taking advantage of welcome summer breezes.

Reinforced concrete facilities retained include the swimming pool and the rockwork garage in the West Recreation Unit. The two water storage tanks located at one of the highest points in the Parkland are comprised of redwood superstructures and forty foot diameter reinforced concrete bases. The concrete heating plant is located at the geographical center of Arroyo Del Valle, and carries the Parkland name in large classic lettering in the middle of its building face. With its white, twenty-four foot high, blocky form it is a distinctive landmark structure both within the Parkland and across the Arroyo Valle (see Figure 14).

Policies:

- Rehabilitate existing structures on site for recreation-related uses, where feasible.
- Rehabilitate the existing water storage tanks in the Upland Natural Unit for water supply, firefighting or irrigation water purposes, if feasible. Protect water storage tanks from unauthorized access.
- Retain sidewalks, entry patios and steps that are not integral to foundations and replace or repair surfaces to a safe condition, where feasible.
- Evaluate foundations for appropriate removal or blending into the landscape. Phasing of treatments for the foundations may require that unsafe areas be closed to public access or otherwise restricted.



Sightline to the dining hall in Del Valle Farms is reinforced by landscape treatment.



Steam plant for heating the Arroyo Del Valle Sanitarium.



This remaining barn was part of the original service area of the Arroyo Sanitarium.

SKETCHES OF FORMER SANITARIUM BUILDINGS

FIGURE 14

Arroyo Del Valle Land Use Plan - 1/29/98
East Bay Regional Park District - Planning/Stewardship Department

D. Circulation and Parking

Vehicle Access to the Parkland

Arroyo Road provides the sole vehicle access on public roads to the Parkland. It is a two-lane road that is narrower than the county standard for two-lane arterials. This road also serves as the primary access to Wente Vineyards Sparkling Cellars and Restaurant, Wente Golf Course, Veteran's Park, Livermore Veteran's Hospital and the Patterson Ranch. In 1997 a turnaround and gate were installed inside the parkland entrance (see Figure 15).

Policies:

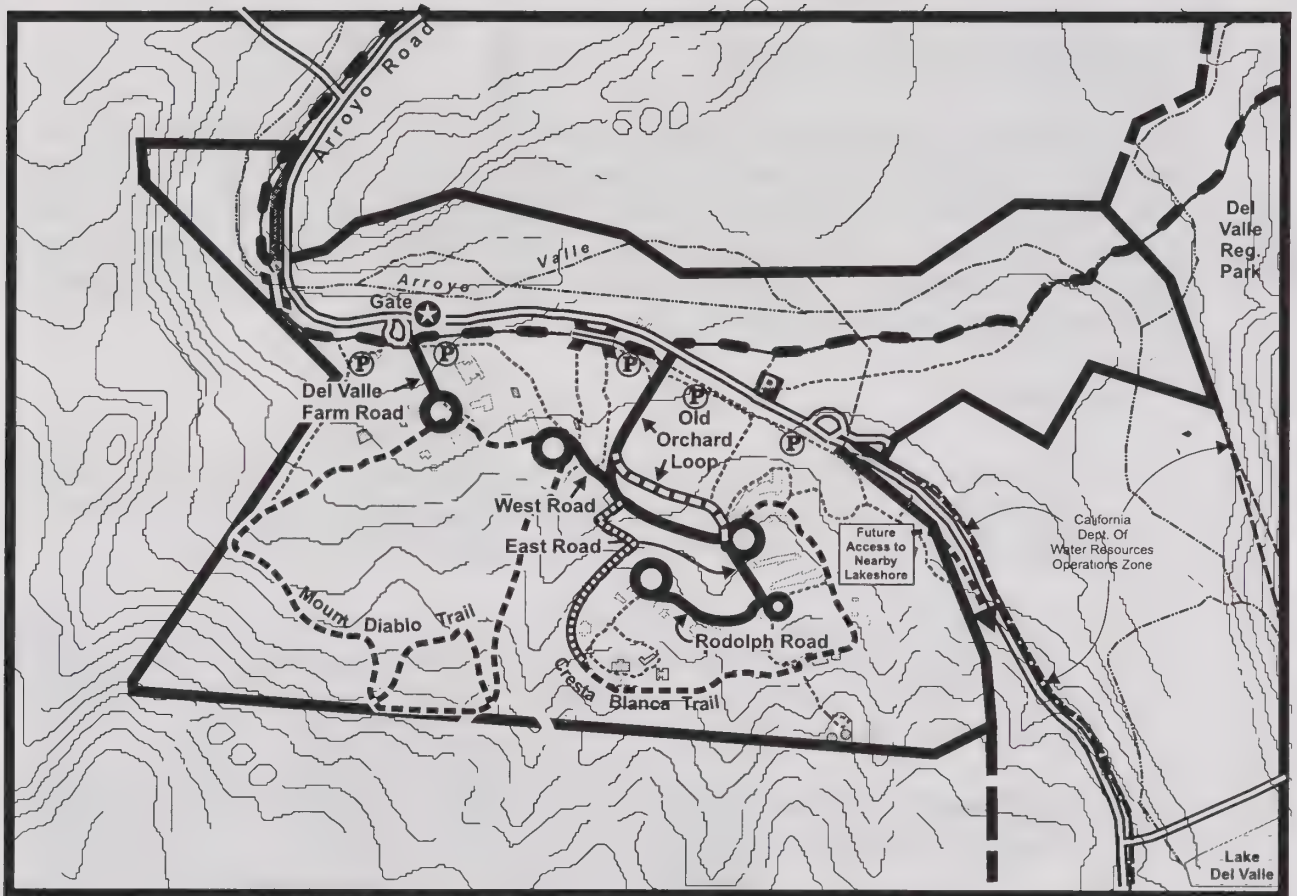
- Cooperate with Alameda County regarding management of Arroyo Road and turnaround area, including a signage and road safety program. Maintain gate closing program at the turnaround consistent with posted hours.
- Facilitate agreements and facilities that provide alternative public access to Arroyo Del Valle. This may include the completion of the Shadow Cliffs to Del Valle Trail and provision for bus parking and adequate turnaround facilities in the Parkland.
- Cooperate with local public safety strategies to avoid on-street parking related to Parkland activities.

Separation of Uses in the Parkland

Regional trail access and the environmental education and youth camping uses in the Recreation Units are separated physically by Arroyo Road. The existing public staging for the Shadow Cliffs to Del Valle Regional Trail is located north of the road. The group residential camp is sited entirely on the south side of Arroyo Road. A sequence of gates on Arroyo Road reinforces this separation of uses. A service yard facility up to five acres is planned in the Camp Recreation Units, and may be located in the Barn Recreation Unit.

Policies:

- Develop service/maintenance access separate from the core camp circulation system.
- Develop a signage program on the separate types of access, hours of use and related information.



LUP - CIRCULATION

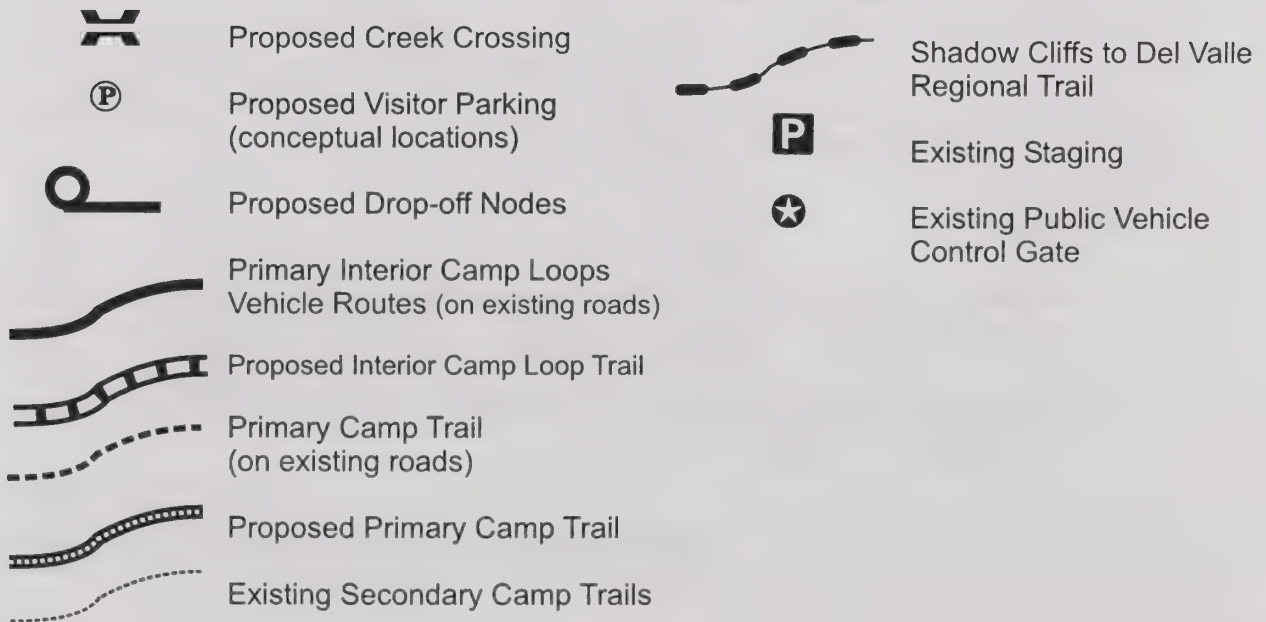


FIGURE 15

Arroyo Del Valle Land Use Plan -1/29/98
East Bay Regional Park District - Planning/Stewardship Department

Parking in the Arroyo Recreation Unit

The existing trail parking is a decomposed granite surface located immediately north of Arroyo Road. It accommodates 30 automobiles and 4 equestrian vehicles on a regular day-use basis. The adjacent old walnut orchard on this creek terrace has the potential to handle occasional overflow parking for special Parkland events.

Policies:

- Maintain all parking and road surfaces in the staging area to be nonpaved surfaces to minimize runoff to the Arroyo Valle. Overflow parking may be accommodated in the old orchard.

Parking in the Camp Recreation Units

Careful siting of parking areas is needed to maintain site safety, the character of the pedestrian-oriented camp areas and to enhance the natural and educational values of the site.

Policies:

- Minimize parking areas on slopes to reduce sedimentation problems and the creation of steep cutbanks.
- Design parking within the residential camp facility for unobtrusive siting near administrative and multi-purpose buildings.
- Provide drop-off zones at the camp areas to minimize parking and maximize pedestrian-oriented camp circulation.
- Design all parking area to meet the criteria and standards set forth in the Americans With Disabilities Act (ADA) and Title 24, including trail access to unpaved and overflow parking areas
- Encourage bus access to the site. Provide adequate screened holding areas for bus vehicles.
- Provide day-use parking inside the West and Central Recreation Units on gently sloping perimeter locations near Arroyo Road.
- Utilize mowed meadows for overflow parking areas during dry season only.

Roads in the Camp Recreation Units

Primary access to the Camp Recreation Units will be by Old Orchard Road. Secondary access from Arroyo Road to the West Recreation Unit will be by Del Valle Farm Road. This provides for a delivery/emergency access to this camp area that would be separate from the main visitor arrival area. This entrance may also function as a visitor entry point.

A hierarchy of camp roads will be managed to balance the need for pedestrian-safe and ADA accessible camp areas with adequate service, maintenance and emergency vehicle access (EVMA). Vehicle traffic within each Camp Recreation Unit will be restricted to speed, times of day and access routes to maintain the goal of a safe, pedestrian-oriented camp.

Policies:

- Develop Old Orchard Road as the main camp entrance road with appropriate entrance signage and planting.
- Develop existing roadways as two-way roads to each Camp Recreation Unit.
- Accommodate visitor and bus traffic with a drop-off node at the periphery of each unit.
- Develop Del Valle Farm Road to maintain pedestrian safety and to avoid a back-door service character. Accommodate service traffic on Del Valle Farm Road with a centrally located turnaround.
- Minimize the need for full-size vehicles on camp roads. Evaluate the use of golf-cart type vehicles for handling the majority of camp vehicular circulation needs.
- Extend Old Orchard Road as a loop road to provide for bus/shuttle turnaround that minimizes grading impacts.

Trail Circulation

Access to a variety of trails is essential to the development of a group residential camp that is to be closely linked to its natural setting. At Arroyo Del Valle these include access to the Shadow Cliffs to Del Valle Regional Trail, onsite upland trails through several vegetation types and ADA accessible trails in the Recreation Units.

Policies:

- Provide year-round trail surfaces in the Camp Recreation Units that meet ADA requirements. Provide interpretive trail loops conveniently accessed from the group camp areas.
- Plan pedestrian routes in the Recreation Units for maximum separation from vehicle routes.
- Construct a crossing over Rodolph Creek, parallel to Arroyo Road, to provide separation of the Regional Trail from the group residential camp.
- Provide for the Regional Trail to cross Arroyo Road at its intersection with Old Orchard Road.
- Upgrade Regional Trail crossing of Arroyo Valle adjacent to the Posey Bridge for year-round access.
- Construct new narrow trail link between heating plant and Cresta Blanca Trail.
- Provide future trail link only for residential camp use to west side of Lake Del Valle for access to the water.

E. Utilities

Potable water and natural gas are brought to the site over the Posey Bridge alignment in Arroyo Road. Existing utilities are located in the Recreation Units. The site is served by above-ground electrical and telephone services. The Parkland does not have existing sewage service. Development of the Parkland will require upgrading and replacement of most site utilities.

Policies:

- Install new utilities below ground in accordance with District policy.
- Evaluate on-site and off-site sewage system options to accommodate anticipated site programs. On-site options include septic, evaporation ponds or a package treatment system.
- Select utility systems for long-term cost-efficiency, sustainability and ease of maintenance.

F. Public Safety Policies

Police Services

East Bay Regional Park District maintains its own Police Department for providing policing services within all of the facilities in the two counties of the District. The Police Department is a part of both Alameda and Contra Costa County's Mutual Aid systems in the event of major disasters or major critical incidents. In addition, the Police Department has established cooperative, on-going operational relationships with the other police agencies with which the District interfaces and where jurisdiction is shared. Overall, policing services within the District begin with early assessment of the specific needs of any given facility and designing prevention/mitigation strategies as the individual facilities are acquired or developed. These assessments continue as the character and use of the facility changes. Once developed, the strategies are implemented and delivered through a variety of methods available within the police department. These include: Helicopter patrol, motorcycles, dirt bikes, 4X4 vehicles, mountain bikes, horses and foot patrols as well as the traditional forms of vehicle patrol.

Fire and Rescue Services

East Bay Regional Park District maintains its own Fire Department in order to provide fire and rescue services for regional parklands within the two counties of the District. The District's Fire Department is a signatory to the State Master Mutual Aid System for fire and rescue and actively participates in mutual aid responses within both Alameda County and Contra Costa County. In addition, the EBRPD Fire Department has established cooperative, on-going operational relationships with the other fire agencies with which the District interfaces and where jurisdiction is shared.

Similar to procedure in the Police Department, fire and rescue services within the District begin with early assessment of the specific needs of any given facility including design prevention/mitigation strategies as the individual facilities are acquired or developed. These assessments continue as the character and use of the facility changes. Once developed, the strategies are implemented and delivered through a variety of methods available within the fire Department. These include: staffing District fire stations (including Lake Del Valle and others) during peak use periods, recalling Firefighters from other assignments and off duty as needed, helicopter patrol for fire detection and emergency response, fire prevention inspections and responding to fire/rescue incidents.

Primary jurisdiction for wildland fires in the Arroyo Del Valle is the California Department of Forestry and Fire Protection (CDF). When available, rotor-wing aircraft from the Alma Station in the Santa Cruz mountains and fire apparatus (engines) from the Sunol station would respond to the area. The estimated response time from Sunol CDF is 15 minutes and 25-30 minutes for aircraft from Alma.

The primary responder to Arroyo Del Valle for other fire/rescue emergencies (including structure fires and medical emergencies) is Alameda County Fire. Alameda County Fire staffs a station on College Ave in the city of Livermore. Response time to the area is estimated to be 10-15 minutes. Medical emergency response is provided by American Medical Response (AMR). Their response time to the site is 6-10 minutes. The closest EBRPD fire station to the facility is located at the Del Valle service yard, approximately 20 minutes away. The most appropriate first responder is generally the agency with the closest facility with the appropriate equipment for the call.

Public Safety Description

The Arroyo Del Valle property is an isolated area at the end of a roadway that is easily accessible from, and known to, major population areas. There is a long history of trespassing, vandalism and illegal dumping. Nighttime loitering, alcohol and drug use also occurs at the site and adjacent roadways. As stated, the majority of this activity occurs in the night. Associated police agencies that have jurisdictional interests in the area are the California Highway Patrol (limited to the roadway) and the Alameda County Sheriff's Office. Since the acquisition of the property, several design features have been implemented to assist in providing a higher level of security to the property. A portion of the roadway was abandoned by the county and closed to the public. A turnaround was constructed and the fencing/signing of the boundary was enhanced. Protecting park visitors, developed areas, and adjacent lands from wildfire originating on or near the property will be best addressed by a strong cooperative initial response.

Policies:

- Participate in the planning and design of any improvements, incorporating safety, prevention and mitigation features where appropriate and necessary. Continued review of the fencing, signing, gating and lighting of the property. This includes any special needs specific to particularly sensitive areas within the facility such as water safety in the creek or swimming areas or environmental concerns in the upland section.
- Review and develop emergency plans for the specific property and development that occurs with on-going review of same. These plans will include coordination with other affected local agencies.
- Replace the existing temporary security residence with a permanent security residence near the entrance of the park to provide additional presence to deter illegal uses and provide surveillance of the area.

- Provide emergency phones and/or information in key locations to be determined, to advise park visitors how to obtain or reach any help or assistance they may need.
- Develop a traffic circulation plan that insures emergency vehicle access to all areas of the facility.
- Develop and maintain appropriate cooperative agreements with local policing agencies, where necessary, to insure timely emergency response and routine inspection patrols.
- Provide policing services as required to meet special and seasonal requirements.
- Enforce existing regulatory Federal, State and local codes in addition to the District's own Ordinance 38. This includes the development and application of new ordinances where appropriate.
- Maintain adequate water storage for fire fighting purposes. Hydrants and irrigation system connectors and street markings will meet fire department requirements.
- Maintain Emergency and Maintenance Vehicle Access (EVMA) to the Parkland, including the existing East Shore Trail of Del Valle Regional Park that links Del Valle facilities to the Arroyo Del Valle.
- Develop and implement a comprehensive EMS-Fire Services plan for each phased development of the Parkland, including fuel management, annual fire safety inspections, risk mitigation strategies (e.g., designated campfire areas), emergency access and response, and cooperative agreements with local EMS and fire agencies (including LARPD). Participate in and cooperate with county-wide fire training programs.
- Cooperate with District Stewardship and Operations staff in preparation and implementation of a wildfire prevention/mitigation and fuels management program, including, but not limited to fuel modification through the use of prescribed fire, mechanical modification of wildland fuels, chipping and slash pile burning, brush removal and grazing.
- Maintain defensible space areas around facilities and park values including a 100' wetband outside of building areas and associated oak trees. Fire risk also will be managed by plant selections that meet fire resistant criteria.

G. Best Management Practices

An Operations/Revenue Evaluation will be developed to coordinate the construction of facilities and operation of programs in the Recreation Units at Arroyo Del Valle. The Operations/Revenue Evaluation will be based on the vision for the Parkland and will be developed in partnership with public and private organizations interested in developing facilities and programs at Arroyo Del Valle.

Policies:

- Develop a Phase I Operations/Revenue Evaluation covering the initial 3 year period.
- Seek capital and operating grants, endowments, donations of funds, assets, and services that relate to the site development and education goals.
- Establish public and private partnerships with qualified organizations to implement and manage facilities and programs.
- Determine development timing for new phases of the project based on achieving the goals of the Operations/Revenue Evaluation.
- Finance capital improvements using revenues generated in the Parkland and from other revenue sources that may become available.
- Develop and operate park on economically self-sufficient basis.

III. IMPLEMENTATION

A. PRIORITY MANAGEMENT STRATEGIES

MANAGEMENT STRATEGY	SECTION IN PLAN	PAGE NO.
Resource Conservation		
Continue to protect creek bank habitat of red-legged frogs along Arroyo Creek	Riparian Habitat Management	24
Continue liaison with DWR and CDFG on riparian habitat issues	Riparian Habitat Management	24
Conserve cultural resources in the Parkland	Recreation Development	28
Maintain fencing program	Landscape Management	25
Park Protection		
Prepare and implement an Integrated Pest Management (IPM) plan for the Parkland	Landscape Management	25
Maintain liaison with local EMS and fire agencies	Public Safety	37
Maintain adequate water supplies onsite	Public Safety	37
The Park Program		
Develop a sewage management strategy for the staging area, security residence and residential camp uses and implement on an as-needed basis	Utilities	36
Develop and construct group residential camp	Recreation Development	28
Develop and implement a signage program for the Parkland	Circulation and Parking	32
Develop and construct a public picnic facility in the staging area	Recreation Development	28
Facilitate promotion of the residential camp to promote year-round use	Best Management Practices	40
Develop and implement a parking program for the Parkland	Circulation and Parking	32

MANAGEMENT STRATEGY	SECTION IN PLAN	PAGE NO.
Develop and implement a tree protection plan for landmark trees and oak groves in the Recreation Unit	Landscape Management	25
Monitoring and Research		
Maintain stewardship survey program for key flora and fauna	Landscape Management	25
Other		
Develop an Agreement for cooperative site development, education programs, management and use with qualified public and partner organizations	Best Management Practices	40
Develop and implement an Operations/Revenue Evaluation based on Best Management Practices for the Parkland	Best Management Practices	40

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